ORDER REGENTED FOR FILING Date 1880 1880 By RASS IN RE: PETITION FOR VARIANCE

E/S Serenity Way, 1,050' N of the c/l

Garrison Forest Road (3307 Serenity Way) 4th Election District 3rd Council District

NV Homes, Inc. Petitioners

* BEFORE THE

* ZONING COMMISSIONER

* OF BALTIMORE COUNTY

* Case No. 03-036-A

*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, NV Homes, Inc., by Thomas A. Church. The Petitioners seek relief from Section 1A04.3.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a property line setback of 49 feet in lieu of the required 50 feet, and an amendment to the Final Development Plan for Tilyard Farms, Lot 12 thereof, accordingly. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request was Thomas A. Church, Professional Engineer with Development Engineering Consultants, Inc., who prepared the site plan for this property. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is an irregular shaped parcel located on the east side of Serenity Way, a cul-de-sac in the subdivision known as Tilyard Farms, which is a community of single family homes located off of Garrison Forest Road in Owings Mills. As shown on the site plan, the property is shaped like a kite, with relatively narrow frontage on the public road and a long driveway leading to the rear of the lot where it widens. In addition to the building envelope, the plan shows an area of forest conservation and a septic reserve area to the rear of the lot. The property contains a gross area of 3.038 acres, more or less, zoned R.C.5 and is presently being developed with a single family dwelling. Apparently, it

was recently discovered that the southwest corner of the dwelling is located 49 feet from the adjacent lot in lieu of the required 50 feet. This minor deviation is due to the unusual shape of the property and topography of the land as shown on the plan, and was not detected until the foundation was certified. Thus, variance relief is necessary in order to resolve the matter.

Based on the testimony and evidence presented, I am persuaded to grant the relief requested. In my judgment, the Petitioner has met the requirements of Section 307 of the B.C.Z.R. for relief to be granted and there will be no detriment to the health, safety and general welfare of the surrounding locale. Moreover, strict compliance with the zoning regulations would be unnecessarily burdensome and result in a practical difficulty for the Petitioner.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held and for the reasons set forth herein, the relief requested shall be granted.

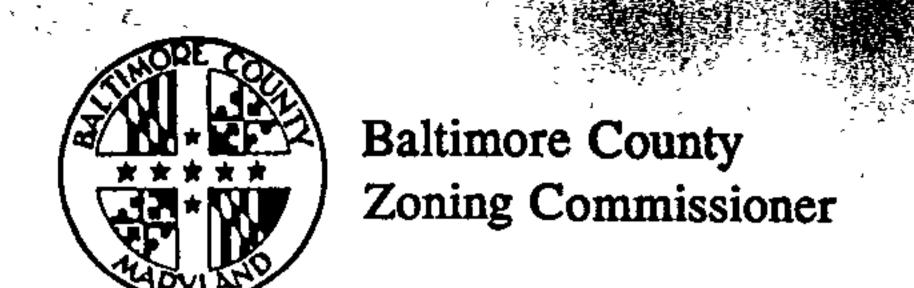
1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

AWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

LES:bjs

O.



Suite 405, County Courts Bldg. 401 Bosley Avenue Towson, Maryland 21204 410-887-4386

Fax: 410-887-3468

October 9, 2002

Mr. Thomas A. Church
Development Engineering Consultants, Inc.
6603 York Road
Baltimore, Maryland 21212

RE: PETITION FOR VARIANCE

E/S Serenity Way, 1,050' N of the c/l Garrison Forest Road

(3307 Serenity Way)

4th Election District – 3rd Council District

NV Homes, Inc. - Petitioners

Case No. 03-036-A

Dear Mr. Church:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

LES:bjs

cc: NV Homes, Inc.

2200 Defense Highway, Crofton, Md. 21114

People's Counsel; Case File



Petition for Variance

to the Zoning Commissioner of Baltimore County for the property located at (LOT #12 TILYARD FARMS)

which is presently zoned <u>RC-5</u>

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

SECTION 1A04.3B2 B.C.Z.R. TO PERMIT A 49-FOOT SETBACK IN LIEU OF THE

50 FOOT SETBACK REQUIREMENT FROM THE ADJACENT PROPERTY LINE. AND TO AMEND

THE FINAL DEVELOPMENT PLAN FOR "TILYARD FARMS", LOT 12. of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

THIS VARIANCE IS REQUESTED DUE TO AN ERROR DURING CONSTRUCTION OF THE DWELLING. THE ERROR WAS NOT DETECTED UNTIL A FOUNDATION CERTIFICATION. A UNREASONABLE HARDSHIP AND PRACTICAL DIFFICULTY WOULD RESULT IF STRICT COMPLIANCE WITH THE REGULATIONS IS REQUIRED.

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Contract Purchaser/Lessee:

	N/A	- ·
Name - Type or Print		
Signature	<u> </u>	· · · · · · · · · · · · · · · · · · ·
Address		Telephone No
City	State	Zip Cod
Attorney For Pe	etitioner:	
	N/A	
Name - Type or Print		
Şignature		
Signature Company		
Company		
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Address		releptione (40
CIN	State	Zip Cod
26		·
2200		
	601 D	
Case No. 07	1-036-A	
REU 9115198		
Safe Safe		
$\omega >$		

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

NV_HOMES, INC.		<u></u>
Name - Type or Print		
	·	
Signature		
THOMAS A. CHURCH, P.E./I	REPRESENT	CATIVE
Name - Type or Print		
Signature	·	······································
2200 DEFENCE HICHIAV	41 0 -	-721-4703
2200 DEFENSE HIGHWAY Address	410	Telephone No.
	100	•
CROFTON,	MD	21114
City	State	Zip Code
Representative to be Conta	cted:	
THOMAS A. CHURCH, P.E.		
DEVELOPMENT ENGINEERING	CONSULTA	ANTS, INC.
Name		
6603 YORK ROAD	410	0-377-2600
Address	· · · · · · · · · · · · · · · · · · ·	Telephone No.
BALTIMORE,	MD	21212
City	State	Zip Code
OPERAL LIGE ONLY		

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING Reviewed By DTHOMPSON Date

DEVELOPMENT ENGINEERING CONSULTANTS, INC.

Site Engineers & Surveyors

6603 York Road Baltimore, Maryland 21212 (410) 377-2600 (410) 377-2625 Fax

ZONING DESCRIPTION

LOT #12 3307 SERENITY WAY

Beginning at a point on the east side of the cul-de-sac for Serenity Way which is a 50.00 foot radius right-of-way at the distance of 1,050 feet northeast of the centerline of Garrison Forest Road which is an ultimate 70.00 foot wide right-of-way. Thence: 1) North 57 degrees 10 minutes 09 seconds East 136.25 feet; 2) North 89 degrees 59 minutes 02 seconds East 144.47 feet; 3) North 46 degrees 54 minutes 36 seconds East 473.81 feet; 4) North 87 degrees 25 minutes 08 seconds East 331.11 feet; 5) South 46 degrees 45 minutes 14 seconds West 588.53 feet; 6) North 87 degrees 21 minutes 47 seconds West 408.33 feet; 7) South 60 degrees 56 minutes 48 seconds West 112.75 feet; 8) with a nontangent curve to the left, radius of 50.00 feet, arc of 27.02 feet, chord of North 01 degrees 16 minutes 38 seconds West 26.69 feet to the point of the beginning.

Being Lot #12 in the subdivision of Tilyard Farms as recorded in Baltimore County Plat Book S.M. 72, Folio 16.

Containing 132,339 square feet or 3.038 acres of land, more or less. Also known as 3307 Serenity Way and located in the 4th Election District.

01-131

June 27, 2002

	SALTIMORE COUNTY, MARYLAI OFFICE OF BUDGET & FINANCE MISCELLANEOUS RECEIPT	No. 14455	PATO OCCUPATO FOLLO OCCUPATO BUSINESS (COMM)
The second	DATE 1900 ACCOU		*/19/2002
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*	FOR: ETTON FUR 1	ARIANCE - Man#36	
3) A K. 1 . 4	5307 SERENTY	- 12) WAY 5.T.	
); ;	DISTRIBUTION WHITE - CASHIER PINK - AGENCY YELLO	W - CUSTOMER	CASHIER'S VALIDATION

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NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #03-36-A
3307 Serenity Way
E/side Serenity Way 1050'
northeasts of centerline loft
Garrison Forest Boad
4th Election District
3rd Councilmanic District
Legal Owner(s): NV Homes,
Inc., Thomas A Church,
Representative
Variance: to permit a 49foot setback in lieu of the
50 foot setback requirement
from the adjacent property
line and to amend The Final
Development Plan.
Hearing: Wednesday, August
28, 2002 at 2:00 p.m. in
Room 106, County Office
Building, 111 W. Chesapeake
Avenue, Towson 21204

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County
NOTES. (1) Hearings are
Handicapped Accessible, for
special accommodations
Please Contact the Zoning
Commissioner's Office at
(410) 887-4386
(2) For information conceming the File and/or Hearing,
Contact the Zoning Review Office at (410) 887-3391
JT 8/644 Aug. 13 C556327

CERTIFICATE OF PUBLICATION

8/15/,2002
THIS IS TO CERTIFY, that the annexed advertisement was published
in the following weekly newspaper published in Baltimore County, Md.,
once in each ofsuccessive weeks, the first publication appearing
$\frac{8 13 ,2002}{}$
The Jeffersonian
☐ Arbutus Times
☐ Catonsville Times
☐ Towson Times
Owings Mills Times
☐ NE Booster/Reporter
☐ North County News
S. Wilkingram
LEGAL ADVERTISING

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson Maryland on the property identified herein as follows. Case. #03-36-A 3307 Serenity Way E/side Serenity Way 1050' northeast of centerline of Garrison Forest Road 4th Election District 3rd Councilmanic District Legal Owner(s) NV Homes, Inc., Thomas A Church, Representative Variance: to permit a 49foot setback in lieu of the 50 foot setback requirement from the adjacent property line and to amend The Final Development Plan. Hearing: Thursday, September 19, 2002 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue. LAWRENCE E SCHMIDT Zoning Commissioner for **Baltimore County** NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386. (2) For information concerning the File and/or Hearing, Confact the Zoning Review Office at (410) 887-C560747 9/006 Sept. 5

CERTIFICATE OF PUBLICATION

9/5, 2002
THIS IS TO CERTIFY, that the annexed advertisement was published
n the following weekly newspaper published in Baltimore County, Md.,
once in each ofsuccessive weeks, the first publication appearing
on <u>9/5</u> ,20 <u>02</u> .
The Jeffersonian
Arbutus Times
☐ Catonsville Times
☐ Towson Times
☐ Owings Mills Times
☐ NE Booster/Reporter
☐ North County News
S. Wilkingr-
LEGAL ADVERTISING

CERTIFICA E OF POSTING

√	RE: Case No.: 03-36-H
•	Petitioner/Developer: Thomas A
	Church, REPRESENTINE
	Date of Hearing/Closing: 9/19/02
Baltimore County Department of Permits and Development Management County Office Building, Room 111 111 West Chesapeake Avenue Towson, MD 21204	
Attention: Ms. Gwendolyn Stephens	
Ladies and Gentlemen:	
Lauies and Gentlemen:	
	f perjury that the necessary sign(s) required by law located at 3307 SENZENITY WAY
The -: (-)	0//
The sign(s) were posted on	9/1/02 (Month, Day, Year)
	(Month, Day, Year)
	Sincerely,
	9/1/02
	(Signature of Sign Poster and Date)
	SSG ROBERT BLACK
	(Printed Name)
	1508 Leslie Rd
	(Address)
	Dundalk, Maryland 21222
	(City, State, Zip Code)
	(410) 282-7940
	(Telephone Number)

RE:	PETITION FOR VARIANCE.	*	BEFORE THE
	3307 Serenity Way (lot 12 Tilyard Farms) E/side Serenity Way 1050'NE	*	ZONING COMMISSIONER
	of ctrl of Garrison Forest Road 4 th Election District 3 rd Councilmanic District	*	FOR
	Legal Owner: NV Homes Inc. Thomas Church P.E., Rep.	*	BALTIMORE COUNTY
	Petitioner	*	03-036-A

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/documentation filed in the case.

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

CAROLE S. DEMILIO Deputy People's Counsel Old Courthouse, Room 47 400 Washington Avenue Towson, MD 21204 (410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 5th day of August, 2002, a copy of the foregoing Entry of Appearance was mailed to NV Homes Inc., Thomas A. Church, P.E., 2200 Defense Highway, Crofton, Maryland 21114 Petitioner(s).

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

TO: PATUXENT PUBLISHING COMPANY
Tuesday, August 13, 2002 Issue – Jeffersonian

Please forward billing to:

Development Engineering Consultants, Inc. 6603 York Road Baltimore, MD 21212

410-377-2600

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 03-36-A

3307 Serenity Way

E/side Serenity Way 1050' northeast of centerline of Garrison Forest Road

4th Election District – 3rd Councilmanic District

Legal Owner: NV Homes, Inc., Thomas A. Church, Representative

<u>VARIANCE</u> to permit a 49-foot setback in lieu of the 50 foot setback requirement from the adjacent property line and to amend The Final Development Plan.

HEARING: Wednesday, August 28, 2002 at 2:00 p.m. in Room 106, County Office

Building, 111 W. Chesapeake Avenue, Towson 21204

LAWRENCE E. SCHMIDT

ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY

Thursday, September 05, 2002 Issue – Jeffersonian

Please forward billing to:

Development Engineering Consultants, Inc.

6603 York Road

Baltimore, MD 21212

410-377-2600

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3307 Serenity Way

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4th Election District – 3rd Councilmanic District

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<u>VARIANCE</u> to permit a 49-foot setback in lieu of the 50 foot setback requirement from the adjacent property line and to amend The Final Development Plan.

HEARING: Thursday, September 19, 2002 at 9:00 a.m. in Room 407, County Courts

Building, 401 Bosley Avenue

LAWRENCE E. SCHMIDT GDで

Contract Con

ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Director's Office County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204 410-887-3353

Fax: 410-887-5708

August 1, 2002

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 03-36-A

3307 Serenity Way

E/side Serenity Way 1050' northeast of centerline of Garrison Forest Road

4th Election District – 3rd Councilmanic District

Legal Owner: NV Homes, Inc., Thomas A. Church, Representative

VARIANCE to permit a 49-foot setback in lieu of the 50 foot setback requirement from the adjacent property line and to amend The Final Development Plan.

HEARING: Wednesday, August 28, 2002 at 2:00 p.m. in Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson 21204

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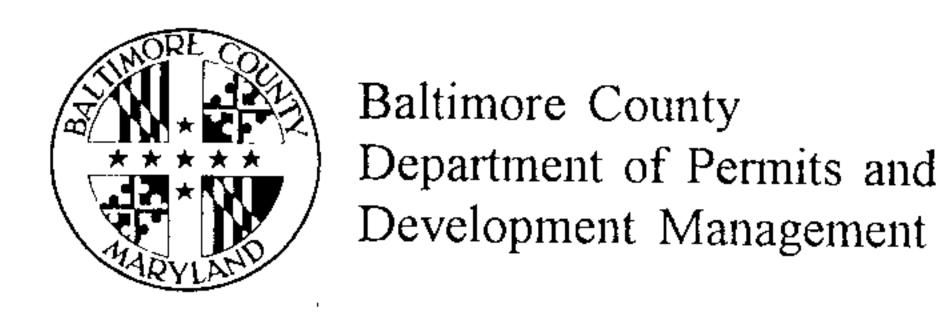
Arnold Jablon Director

C: NV Homes, Thomas Church, Representative, 2200 Defense Highway, Crofton 21114

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, AUGUST 13, 2002.

(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.

(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Director's Office County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204 410-887-3353

Fax: 410-887-5708

August 23, 2002

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 03-36-A

3307 Serenity Way

E/side Serenity Way 1050' northeast of centerline of Garrison Forest Road

4th Election District – 3rd Councilmanic District

Legal Owner: NV Homes, Inc., Thomas A. Church, Representative

<u>VARIANCE</u> to permit a 49-foot setback in lieu of the 50 foot setback requirement from the adjacent property line and to amend The Final Development Plan.

HEARING: Thursday, September 19, 2002 at 9:00 a.m. in Room 407, County Courts

Building, 401 Bosley Avenue

The state of the s

Arnold Jablon 600 Director

C: NV Homes, Thomas Church, Representative, 2200 Defense Highway, Crofton 21114 Development Engineering Consultants Inc, Thomas Church, 6603 York Road, Baltimore MD 21212

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, SEPTEMBER 04, 2002.

(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.

(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

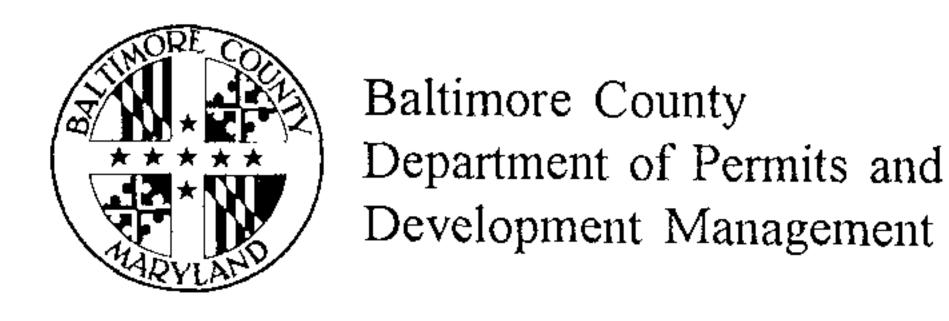
<u>ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS</u>

The <u>Baltimore County Zoning Regulations</u> (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:
Item Number or Case Number: 03-036-A Petitioner: NY HOMES, INC.
Address or Location: 3307 SERENITY WAY (LOT 12-TILYARD FARMS)
PLEASE FORWARD ADVERTISING BILL TO:
Name: DEVELOPMENT_ENGINEERING CONSULTANTS, INC.
Address: 6603 YORK ROAD
BALTIMORE, MD 21212
Telephone Number: 410-377-2600



Development Processing County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204 pdmlandacq@co.ba.md.us

August 23, 2002

NV Homes Inc Thomas A Church, Representative 2200 Defense Highway Crofton MD 21114

Dear Mr. Church:

RE: Case Number: 03-036-A, 3307 Serenity Way

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 19, 2002.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

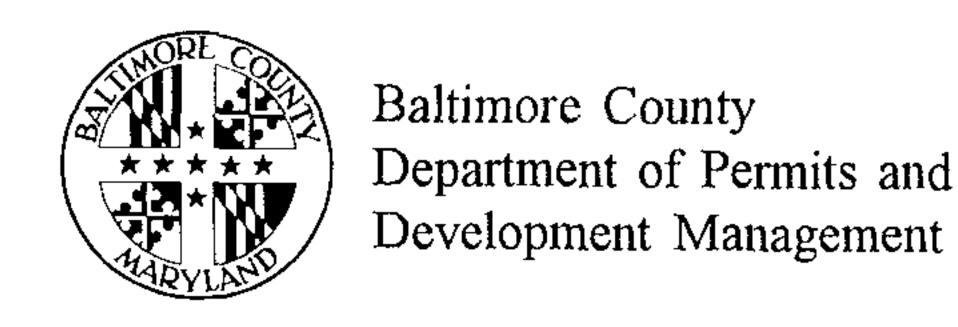
W Carl Richards, Js.

W. Carl Richards, Jr. GDZ Supervisor, Zoning Review

WCR: gdz

Enclosures

c: Thomas A Church, Development Engineering Consultants Inc, 6603 York Road, Baltimore 21212 People's Counsel



Development Processing County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204 pdmlandacq@co.ba.md.us

September 13, 2002

NV Homes Inc Thomas A Church/Representative 2200 Defense Highway Crofton MD 21114

Dear Mr. Church:

RE: Case Number: 03-036-A, 3307 Serenity Way

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 19, 2002.

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If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr. 602

Supervisor, Zoning Review

WCR: gdz

Enclosures

c: Thomas A Church, Development Engineering Consultants Inc, 6603 York Road, Baltimore 21212 People's Counsel



700 East Joppa Road Towson, Maryland 21286-5500 410-887-4500

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

July 30, 2002

ATTENTION: George Zahner

RE:

Property Owner:

Location: 3307 Serenity Way

Item No.: 036

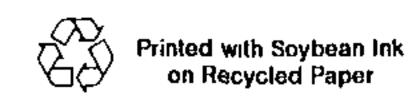
Dear Mr. Zahner:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Marshal's Office has no comments at this time

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office PHONE 887-4881, MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director **DATE:** August 23, 2002

Department of Permits & Development Mgmt.

Robert W. Bowling, Supervisor Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting

For August 5, 2002 Item Nos. 031, 032, 033, 034, 036, 037,

039, 040, and 041

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:CEN:jrb

ce: File

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO:

Arnold Jablon

FROM:

R. Bruce Seeley R85 TET

DATE:

August 16, 2002

Zoning Petitions

Zoning Advisory Committee Meeting of July 29, 2002

SUBJECT: NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

31-37, 40,41



N D

INTER-OFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

DATE: August 5, 2002

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Case(s) 03-036, 03-039, & 03-040

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by: Mack Cum

Section Chief:

AFK/LL:MAC

Jr. 6



Maryland Department of Transportation State Highway Administration

Parris N. Glendening Governor

John D. Porcari Secretary

Parker F. Williams Administrator

Date:

7.29.62

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE:

Baltimore County

Item No. 036

サナ

Dear. Mr. Zahner:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

1

Kenneth A. McDonald Jr., Chief Engineering Access Permits Division

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
Dev. Engr. Con sultents	6603 York Rel. Balto, Md. 21212
Dev. Engr. Con sultents	Balto, Md. 21212

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Parris N. Glendening Governor Kathleen Kennedy Townsend Lt. Governor

Roy W. Kienitz
Secretary
Mary Abrams
Deputy Secretary

July 30, 2002

Baltimore County Department of Permits and Development Management County Office Building 111 West Chesapeake Avenue Room 111, Mail Stop #1105 Towson MD 21204

Re: Zoning Advisory Committee Agenda - case numbers 03-031-A, 03-032-A, 03-033-SPH, 03-034-SPHA, 03-035-SPH, 03-036-A) 03-037-A, 03-038-A, 03-039-A, 03-040-SPH & 03-041-A

To whom it may concern:

The Maryland Department of Planning has received the above-referenced information on 7/29/02. The information has been submitted to Mr. Mike Nortrup.

Thank you for your cooperation in this review process. Please contact me at 410.767.4550 or the above noted reviewer if you have any questions.

Sincerely,

James R. Gatto

Manager

Metropolitan Planning

Local Planning Assistance Unit

cc: Mike Nortrup

